



THE CITY OF SAN DIEGO

PERMIT INSTRUCTIONS, PROCEDURES FOR Building Demolition/Removal 2007 Wildfires

CITY OF SAN DIEGO DEVELOPMENT SERVICES
RANCHO BERNARDO LOCAL ASSISTANCE CENTER 18448 WEST BERNARDO DRIVE
CALL (619) 694-8236 FOR INFORMATION

INFORMATION
BULLETIN

710A

NOVEMBER 2007

This Information Bulletin describes the procedures and required permits for demolishing or removing buildings or structures located in the City of San Diego that were destroyed in the 2007 Wildfires.

I. WHEN IS A PERMIT REQUIRED?

A permit is required for the demolition/removal of all structures except those exempted per Land Development Code Section 129.0503. In the cases where the homes or structures were deemed destroyed with the exceptions of the slab and other structural elements such as walls or chimneys, a demolition permit is required to remove the slab and structural elements.

When demolition is required the City of San Diego is offering the property owner two options.

A. Enter into an Agreement with the City of San Diego and the City's selected contractor, where upon the selected contractor will perform the demolition and removal.

B. The property owner may select and enter into a contractual agreement with a separate demolition contractor. This information bulletin is provided for the property owners opting for Option B **only**.

All open plumbing and sewer lines must be capped in an approved manner whether a demolition permit is required or not. No permit is required for the capping of the sewer.

II. YOUR OPTIONS FOR SERVICE

Demolition/removal permits may be issued without an appointment at the following two locations, the Rancho Bernardo Local Assistance Center, 18448 West Bernardo Drive, or the Permit Information Counter in the Development Services Center, 1222 First Avenue, third floor.

III. FORMS TO COMPLETE

A. General Application: All demolition/removal permits require the completion of a General Application (DS-3032). Instructions for completing the application are on the reverse side of the application. This form is available at Rancho Bernardo Local Assistance Center, the Development Services Center, by fax, mail or through our web site.

In the description of work, include number of building stories, the building square footage, and the number of bedrooms.

Documents referenced in this Information Bulletin:

- [California Building Code](#)
- [Information Bulletin 119](#), Requirements for Recycling and Disposal of Construction and Demolition Debris
- **General Application**, ([DS-3032](#))
- **Hazardous Material Questionnaire**, ([DS-3163](#))

Note: A contractor with an A or a C-21 class license may be issued a demolition permit. An owner-builder may also be issued a demolition permit.

B. Storm Water Requirements: The proposed demolition project is subject to construction of storm water best management practice requirements. A useful packet of post-fire stormwater best management practices has been created and is available at Rancho Bernardo Center.

IV. REQUIRED NOTIFICATIONS AND APPROVALS

In addition to the forms above, you may need the following items in order to obtain your demolition permit. For additional information see the City's web site [Fire Recovery Page](#).

☐ **A. Gas and electric service (Commercial Only):** A Certificate of Discontinuance of Service for each building to be demolished is required from [San Diego Gas & Electric Company](#). For demolition sites located west of Interstates 15 and 805, call (619) 230-7800. If the demolition site is east of interstates 15 and 805, call (619) 411-3969.

☐ **B. Telephone service (Commercial Only):** A Notice of Service of Discontinuance of Service for each building to be demolished is required from SBC, (619) 266-4683.

☐ **C. Buildings with drinking water wells or septic systems:** An inspection is required from the County of San Diego Department of Environmental Health for demolition of any building on property which has a well or septic system. Contact [County of San Diego Department of Environmental Health](#), (858) 565-5173.

- ❑ **D. All demolition; and renovation of any buildings with asbestos:** The Air Pollution Control District (District) is waiving the notification requirement for fire related asbestos removal and fees. The District will accept any notification that is received. Please contact the District for guidance at 858 586-2660.

The District rules regulating the demolition of structures, and regulating the renovation (remodeling) of structures containing asbestos can be found at on our website: www.sdapcd.org. From the home page of the website select "Business Assistance", then select "Compliance", and finally "Asbestos Renovation and Demolition". From this page you can access links to the notification forms for demolition and renovation operations, the fee schedule for regulated projects, and to Rules 361.140 - 36.156. Please pay particular attention to Rule 361.141 Definitions, Rule 361.145 Standard for Demolition and Renovation, and Rule 361.150 Standard for Waste Disposal....."

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Removal of asbestos prior to demolition or renovation, as well as disposal of asbestos-containing material, is subject to stringent requirements for the public's safety.

If you are not trained in asbestos removal safety, you should contact the District and learn all requirements before initiating demolition or renovation. Please treat materials carefully. For more information visit the County Asbestos Awareness Campaign website at www.sdapcd.org.

V. FEES

Fees have been waived by the City.

VI. REGULATION SUMMARY

Additional regulations that apply to demolition permits include:

A. Expiration of Permit: The permit will expire if the work authorized is not started within 60 days and is not completed within 90 days. One 60 day extension may be granted if work is delayed for reasons beyond the permittee's control. Application for extension must be made in writing prior to the expiration of the permit to Development Services, 1222 First Ave., Mail Station 301, San Diego, CA 92101-4153.

B. Disposal of demolition debris: When recycling is not feasible, all removed dirt, rock, building materials and debris must be transported in a lawful manner to an approved landfill. Reusing and recycling demolition debris is encouraged. Vouchers waiving the disposal fees for the Miramar Landfill and specified recycling centers are available to the property owners. For a list of other construction, demolition and yard waste recycling companies or scrap metal recycling collection companies, contact the City of San Diego Environmental Services Department, at (858) 694-7000, or www.sandiego.gov/environmental-services.

C. Inspections:

1. Sewer cap inspection: Call for a sewer cap inspection, (858) 581-7111, after the capping has been completed and before the caps are covered. The sewer line must be capped on private property within 5 feet of the property line. An approved no-hub, clamp-type coupling with cap, or other approved capping device, is required. Concrete fill is not acceptable. It is recommended that this inspection be made while the demolition work is in progress.

2. Backfill of septic tank, seepage pit, cesspool, cistern or well: This inspection is required if a septic tank, cistern or well exists on the property. Approval is required from the [County of San Diego Department of Environmental Health](http://www.sandiego.gov/environmental-services), (858) 565-5173.

3. Final inspection: Call Inspection Services, (858) 581-7111, for a final inspection when the demolition is complete, i.e., when all debris has been removed from the site, when any remaining excavations or depressions have been restored to the level of the adjacent ground, and any damage to public property has been corrected.